

Information Package for
“SAN EDUARDO ESTATES”
*A 10 lot subdivision recorded in Book 126, Page 36 of Plats,
 Office of the Clark County Recorder*

The CITY OF HENDERSON (City) is pleased to announce the availability of ten (10) lots generally located south of Mission Drive and east of College Drive in the Mission Hills Planning Area.

Lot	Address	APN	Size
Lot 1	1035 San Ramos Court	179-33-515-001	0.52 acres
Lot 3	1030 San Ramos Court	179-33-515-003	0.60 acres
Lot 4	1034 San Ramos Court	179-33-515-004	0.48 acres
Lot 5	1020 San Eduardo Avenue	179-33-613-001	0.76 acres
Lot 6	1024 San Eduardo Avenue	179-33-613-002	0.66 acres
Lot 7	1028 San Eduardo Avenue	179-33-613-003	0.58 acres
Lot 8	1032 San Eduardo Avenue	179-33-613-004	0.53 acres
Lot 9	1036 San Eduardo Avenue	179-33-613-005	0.49 acres
Lot 10	1040 San Eduardo Avenue	179-33-613-006	0.44 acres

Lots Sold

Lot 2	1031 San Ramos Court \$300,000 Sold July 2006	179-33-515-002	0.95 acres
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Each lot shall be sold individually. The City's website will indicate when lots are available for sale (See page 5 of this package under PURCHASE INFORMATION, How to Purchase, for directions to the City's website.)

SITE INFORMATION

The lots have been improved and include water, sewer, gas, electric, cable and telephone. The buyer acknowledges that these are the only improvements to the site and further improvements are the responsibility of the buyer. The buyer accepts these improvements as is, where is. Civil improvement drawings are available for review (Community Development Department, Division of Property Management, 240 Water Street – First Floor).

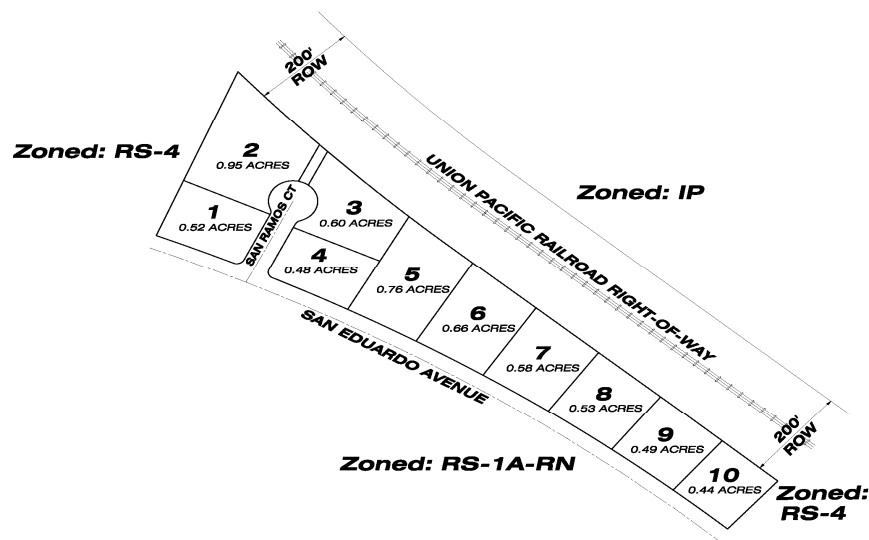
ZONING INFORMATION

"RS-4", Single Family Residential (minimum lot size 10,000 square feet).

Front setback	25.00'
Side setback	7.5'
Corner side setback	15.00'
Rear setback	30.00'
Maximum building height	35.00'

ADJOINING LAND USES

- On the north, Business Industrial, the zoning is Industrial Park, "IP"
- On the south, Rural Neighborhood Preservation, the zoning is Single Family Residential, "RS-1A-RN"
- On the east, Low Density Residential, the zoning is Single Family Residential, "RS-4"
- On the west, Low Density Residential, the zoning is Single Family Residential, "RS-4"



SURROUNDING AREA DISCLOSURES

Nevada State College. Nevada State College (NSC) is located southwest of San Eduardo Estates. It can be accessed from I-515 South off the Wagon Wheel/Nevada State Drive exit. The campus currently consists of one (1) building located at 1125 Nevada State Drive, Henderson, NV, which opened in 2002. NSC will continue to develop its nearly 600-acre campus site through 2025. For detailed information on the NSC curriculum and development, visit their website at <http://www.nsc.nevada.edu>.

Railroad Right-Of-Way. To the north and northeast of the lots forming the San Eduardo Estates lies a 200' railroad right-of-way. This right-of-way serves the Henderson Spur of the Union Pacific Railroad Line and connects to the main rail system between Sunset Road and Russell Road just west of Valley View Boulevard.

Current Rail Use. The Poly-West Inc. plant uses the rail system to import materials for the production of plastic products. At full capacity the plant anticipates receiving shipments by rail on a daily basis and delivery of product can take place at any time (24/7). The Union Pacific

Railroad has no predetermined hours of delivery or routing information. Also, Poly-West Inc. has additional rail to accommodate the storage of up to eighty (80) rail cars.

Future Rail Use. The Regional Transportation Commission of Southern Nevada (RTC) is proposing a transportation system that includes a light rail system that would utilize the right-of way or the existing rails. The Regional Fixed Guideway (RFG) would extend from Nevada State College located south of San Eduardo Estates to the proposed UNLV campus in North Las Vegas. Further information can be obtained from the RTC at 600 S. Grand Central Parkway, Ste. 350, Las Vegas, NV, 89106. Phone (702) 676-1500. <http://www.rtcsonthernnevada.com>.

Poly-West Inc. Poly-West Inc. is a 384,700 square foot manufacturing plant and office complex. This complex is used for the manufacturing, warehousing and distribution of plastic bag products and operates twenty-four (24) hours a day, seven (7) days a week, year round and has security on site at all times. The main building has approximately 100,000 square feet of manufacturing, 259,200 square feet of warehousing, and 25,500 square feet of office space. There are thirty-two (32) silos on site that are used to store plastic pellets needed to create the trash bags and plastic sheeting.

Multi-Use Trail. Poly-West Inc. has constructed a 30-foot wide multi-use bicycle and pedestrian trail segment within the railroad right-of-way. The trail is placed between the San Eduardo Estates property line and the current rails. The future trail construction will continue through the rail corridor in both directions. From the rear property lines of San Eduardo Estates, the trail corridor is designed to provide a minimum of ten (10) feet of landscaping, twelve (12) feet of asphalt paving and eight (8) feet of landscaping. An 8-foot fence will be constructed between the trail corridor and the rails. The landscaping will consist of desert plants including trees, shrubs, and groundcover. The trail corridor will have an irrigation system and lighting. Maintenance will be provided by the City. Access to the trail will be available at the east end of San Eduardo Estates adjacent to Lot 10, through the existing 20' drainage easement.

GENERAL INFORMATION

Fire Protection. The City provides fire protection to this area. The closest fire station is located at 600 College Drive (corner of College Drive and Horizon Drive).

Schools. Clark County School District information can be found on the internet at www.ccsd.net

Elementary School	J. Marlan Walker International School 850 Scholar Street Henderson, NV 89015 Phone: (702) 799-0570 12-Month School
Middle School	Jack & Terry Mannion Middle School 155 E. Paradise Hills Drive Henderson, NV 89015 Phone: (702) 799-3020 9-Month School

High School	Foothill High School 800 College Drive Henderson NV 89015 Phone: (702) 799-3500 9-Month School
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Utility Information. All properties have the following services available to them: water, sewer, gas, electric, cable, telephone, and solid waste disposal. The buyer is responsible to connect to these services and all applicable fees.

Water and Sewer	<i>City of Henderson</i> <i>Department of Utility Services</i> 240 Water Street Henderson, NV 89015 Phone: (702) 267-5900 Hours: M-F 7:30 a.m. to 5:30 p.m. Customer Service Center – First Floor, City Hall
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Gas Service	<i>Southwest Gas Corporation</i> Residential Services – New Construction 4300 W. Tropicana Avenue Las Vegas, NV 89103 Construction Phone: 365-2001 Turn On Service Phone: 365-1555
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Electrical Service	<i>Nevada Power Company</i> New Construction 680 W. Lake Mead Parkway Henderson, NV 89015 Phone: 558-4700 Customer Service – New Service and Bill Pay 227 Water Street Henderson, Nevada 89015 Phone: 367-5555 Hours: M-F 8:00 a.m. to 5:00 p.m.
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Cable Television High Speed Internet	<i>Cox Cable</i> 11 S. Water St. Henderson, Nevada 89015 Phone: 383-4000 Hours: M-F 8:00 a.m. to 5:00 p.m.
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Telephone Service

Embarq
Residential Services – New Construction
330 S. Valley View Drive
Las Vegas, Nevada 89152
Phone: 244-7400

Bill Pay:
1321 W. Sunset Rd.
Henderson, NV 89014
Hours: M-F 9:00 a.m. to 7:00 p.m., Sat. 9:00 a.m. to
6:00 p.m., Sun. 12:00 p.m. to 5:00 p.m.

Garbage Service

Republic Services, Inc.
Residential Services
770 East Sahara Avenue
Las Vegas, Nevada 89104
Phone: 735-5151

Transfer Station
560 Cape Horn Drive
Henderson, NV 89015
Hours: M-F 6:00 a.m. to 6:00 p.m., Sat-Sun. 7:00 a.m.
to 5:00 p.m.

PURCHASE INFORMATION

How to purchase:

- Property is identified for sale; value is determined by appraisal
- At a City Council meeting, the Council notices its intent to sell the property (resolution to sell) and sets the date for bid opening/auction (typically 8 weeks after this meeting). Written bids are accepted during this time period.
- At the date set by Council, written bids are opened and oral bids are accepted
- Highest bidder signs Land Purchase and Sale Agreement; escrow opens

For further information, go to cityofhenderson.com and enter "land sales" in the search box. This will take you to a land sales item. Click on this item and it will direct you to the Land Sales page. This page will list current property for sale, information packages for property soon to be for sale, and describes the City sale process.

Deed Restrictions. The lots for San Eduardo Estates will be restricted from further subdivision and rezoning. A 2,500 square foot or larger single family residence (excluding garage) must be built within five (5) years of the date of the close of escrow between the City and the original buyer, or the City will have the option to buy back the property at the original sale price less outstanding encumbrances.

Title Report. A current preliminary title report for each lot is available for review (Community Development Department, Division of Property Management, 240 Water Street – First Floor).

Costs of Purchase. The costs of purchase include but are not limited to final bid amount accepted by the City Council, all escrow and title fees (standard fees plus fees based on purchase price), title insurance, appraisal fees, real property transfer tax and real property tax. Title and escrow fees are determined at escrow and are subject to change at any time. Costs of purchase are to be paid as follows: Buyer and City to pay equally escrow costs and closing costs. City is to pay appraisal fees and title policy fees for a standard CLTA title policy. Buyer is to pay Real Property Transfer Tax and Real Property Tax.

DISCLAIMER

This information package has been prepared to provide general information regarding these properties and is not intended to replace the due diligence activities of potential buyers. The City has not enlisted the services of any real estate brokers, agents, or consultants in preparing this information package and does not pay any real estate commissions or fees in connection with the sale of these properties. All information is subject to verification by potential buyers. The City assumes no risk or liability for the information contained herein. All information is subject to change without notice. The buyer is responsible for performing the necessary due diligence regarding the property prior to submission of a bid.